

11/5/07 - Monday, November 5, 2007

CITY OF EAU CLAIRE

PLAN COMMISSION MINUTES

Meeting of November 5, 2007

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Levandowski, Larson, FitzGerald, Kayser, Waedt, Hughes, Kaiser,
Vande Loo, Davis

Staff Present: Messrs. Tufte, Reiter, Genskow, Ms. Putzke

The meeting was chaired by Mr. Levandowski.

1. **CONDITIONAL USE PERMIT (CZ-0730) - Garage, 3434 Anderson Drive**

Trent Schneider has submitted a request to allow a new attached garage in excess of accessory use garage size standards at 3434 Anderson Drive. The proposed garage will be attached to the dwelling and is 672 square feet (28' x 24'), for a site total of 1,872 square feet. There is an existing detached garage on site. As part of the project, the owner is also adding onto the existing house for more living space. Mr. Tufte noted that a commercial dumpster was on the site.

Mr. Schneider spoke in support. He stated that the dumpsters have already been removed from the property. No one appeared in opposition.

Mr. Kaiser moved to approve the request with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried.

2. **CAPITAL IMPROVEMENT PLAN - 2008-2012 Capital Improvement Plan**

Christine Putzke, Accountant for the Finance Department, presented the 5-Year Capital Improvement Plan for the years 2008-2012. The plan includes projects for major sewer and water extensions to the northwest quadrants of the City. This also includes a \$35,000,000 project to upgrade the wastewater treatment plant facilities, which was approved by the DNR. Other smaller projects include transit center facility replacement and park improvements throughout the City.

Mr. Larson commented on future consideration for pedestrian safety programs in the City and particularly for women.

Mr. Vande Loo moved to recommend approval of the 5-year plan finding it conforms to the Comprehensive Plan. Mr. Davis seconded and the motion carried.

3. **CERTIFIED SURVEY MAP (CSM-7-07) - North of Prairie Lane**

Romaine Bergh has submitted a Certified Survey Map (CSM) for right-of-way dedication for a road extending north of Prairie Lane, located west of Jeffers Road, in the Town of Union. The owner wishes to redesign the existing 6 parcels, 35-acre land area, into two lots with an existing residence and business on Lot 1 (3 acres) and the remaining land on Lot 2. A cul-de-sac would also be created extending north from Prairie Lane. The remaining 32 acres in Lot 2 will remain vacant. This request would comply with the 1 unit/10 acre density standard of the City.

Jim Bergh appeared in support.

Mr. Kaiser moved to recommend approval with the condition listed in the staff report. Mr. Vande Loo seconded and the motion carried.

4. **PRELIMINARY PLAT (P-10-07) - Bullis Farm Addition II**

Ayres Associates has submitted the preliminary plat for Bullis Farm Addition II, located north of I-94, off the west end of Bullis Farm Road. The plat creates 6 additional lots to the subdivision. Lot 16 is the location for Globe University. The development agreement for the extension of Bullis Farm Road and utilities was previously approved by the City Council.

Evelyn Fernading, Ayres Associates, appeared in support.

Mr. FitzGerald moved to approve the preliminary plat with the conditions listed in the staff report. Mr. Vande Loo seconded and the motion carried.

5. **SITE PLAN (SP-9813 Amd.) - Kwik Trip Store, 2327 N. Clairemont Avenue**

Kwik Trip is requesting an amendment to their site plan approved in 1998 for the store at 2327 N. Clairemont Avenue. The Plan Commission previously approved the site plan with a 30' setback from Moholt Drive to match the existing setbacks of the adjacent buildings to the east. Kwik Trip would like to place a 10-foot addition to the north side of the building, which would result in a 20-foot setback for the store building. The property is zoned C-3 which allows a 20-foot

setback.

Scott Tiegen, Kwik Trip, stated that the 10-foot addition is to allow for a kitchen addition since more stores now are providing food service. He noted on the map that there is a line of mature trees which screens the store from the residential property to the east, plus there are two trees in the front, all of which will remain. Mr. FitzGerald asked if the removal of the most westerly entrance-only curb cut could be removed as part of a condition of approval. Mr. Tiegen responded that the store could survive without it.

Mr. Davis moved to approve the amended site plan allowing a 20-foot setback on condition that the westerly entrance be removed. Mr. FitzGerald seconded and the motion carried.

6. **SITE PLAN (SP-0707 Amd.) - Duplex, 709 Hudson Street**

In March, the Plan Commission approved a site plan for an addition to a duplex at 709 Hudson Street. A condition of approval was that the gravel parking area along the back alley be paved by November 1, 2007. Mr. Olson, the owner, has petitioned to have the alley paved along with other property owners on the block. This application will be considered by the City Council for paving in next year's program. If the City does not pave the alley, Mr. Olson states he would pave the lot by July 1, 2008.

Mr. Olson appeared in support.

Mr. FitzGerald moved to amend the site plan with the new condition to have the lot paved by July 1, 2008. Mr. Kayser seconded and the motion carried.

7. **SITE PLAN (SP-0752) - Living Word Christian Center, 3221 E. Hamilton Avenue**

Living Word Christian Center has submitted a site plan for a commercial change in use for a new church located at 3221 E. Hamilton Avenue. The site was previously a retail location. The church's main auditorium would seat up to 126 persons, which means that 21 stalls are required by code. There are only 8 existing stalls on site. The applicant has secured agreements with three abutting property owners: Carpet City (7 stalls), Batteries Plus (17 stalls), and Slumberland (6 stalls), for a total of 38 stalls. Services will be provided on Sunday and Wednesday evenings.

Pastor DuWayne Petersen, appeared in support.

Mr. Larson commented on the need for security lighting to the back door, which will be used frequently by the people attending the services.

Mr. Larson moved to approve the site plan with the conditions listed in the staff report, adding a ninth condition that a plan for security lighting be submitted for staff approval. Mr. Waedt seconded and the motion carried.

8. **SITE PLAN (SP-0753) - Office Building, 1720 Harding Avenue**

Kramer Land Design Studio has submitted a site plan for a new office building located at 1720 Harding Avenue. This is a redevelopment of a site and includes shared parking with an adjacent business. The total required parking spaces based on square footage and location is 39 stalls and they will be providing 58 stalls. A number of rain gardens for storm water management will be provided.

Ned Donnellan, owner, appeared in support.

Mr. Larson commented on the building facade facing Ohm Avenue and suggested that a more attractive facade be provided.

Mr. Kaiser moved to approve the site plan with the conditions listed in the staff report. Mr. Vande Loo seconded and the motion carried.

9. **DISCUSSION**

A. Eastside Hill Neighborhood Plan

Mr. Tufte presented a request from the Eastside Hill Neighborhood Association to initiate a downzoning of their neighborhood as recommended by the neighborhood plan. The staff and the neighborhood plan steering committee have been working over the summer and discussing the impacts of downzoning. There are two major areas of downzoning. The portion east of McGraw Street, except for Boyd School, would be downzoned to R-2P. The area to the west of McGraw Street would be zoned to RMP. The neighborhood committee wanted the border moved west to Winter Street for the downzoning to R-2P. Mr. Tufte noted the issue of nonconforming uses that would be created with the action.

Dave Strobel, chairman of the neighborhood planning committee, urged the Commission to support the neighborhood view because of the number of large single-family homes which should be preserved east of Winter Street.

Mark Wessenberg, 724 Chauncey Street, also spoke in support of the neighborhood version of the downzoning. He commented on two duplexes which had been converted to single-family homes in the neighborhood as support for a trend.

Lynn Gautsche, 421 Talmadge Street, also on the neighborhood planning committee, spoke in support of the neighborhood version.

Mr. FitzGerald moved to direct staff to schedule a public hearing on the neighborhood version of the plan. Mr. Kayser seconded and the motion carried.

B. Town of Union Comprehensive Plan

Mr. Tufte circulated copies of the draft of the Town of Union Comprehensive Plan for commissioners to review. He pointed out areas of common concern and also disagreement. The Plan Commission will have a future discussion with a recommendation which will be forwarded to the Town.

Minutes

The minutes of the meeting of October 15, 2007, were approved with an amendment by Mr. Larson to Item #10.

Fred Waedt
Secretary